

# **CITY OF SAN ANTONIO**

## **Zoning Commission Agenda**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**August 6, 2002**  
**Tuesday, 11:00 A.M.**

### **ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Vacant – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Vacant – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss amendment of the Unified Development Code appendix D (entitled “zoning district conversion matrix”) and zoning case recommendations for August 6, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 12:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of June 18 and July 16, 2002 minutes.
7. **Consideration of the Amendment to the Unified Development Code Appendix D (entitled “Zoning District Conversion Matrix”) to provide a methodology for property owners, whose property was zoned subsequent to June 28, 1965, to register such properties to be exempted from the effect of the zoning district conversion matrix to the extent necessary in order to protect the registered use of the property.**
8. Z2002133 S Rita Brown, 21756 & 21750 Hardy Oak Boulevard. (*City Council 9*)
9. Z2002143 Andres Rosas, 7280 UTSA Boulevard @ Babcock Road. (*City Council 8*)
10. Z2001223-1B City of San Antonio, 800 Block of Hildebrand Avenue. (*City Council 9*)
11. Z2001244 Barrett Construction Co., Hutchins Place at Marek Street. (*City Council 4*)
12. Z2002076 A City of San Antonio, IH 10 East Corridor. (*City Council 2*)

13. Z2002076 E City of San Antonio, IH 10 East Corridor. *(City Council 2)*
14. Z2002082 George Gervin Academy, 6944 & 6918 Sunbelt Drive.  
*(City Council 2 and 10)*
15. Z2002097 Jerry Arredondo, Northwest Loop 1604 and Addersly Drive.  
*(City Council 8)*
16. Z2002099 Rockwald Joint Venture I, Bandera Road. *(City Council 7)*
17. Z2002127 Jimmie Leal, 4421 Culebra. *(City Council 6)*
18. Z2002129 C Brent Wall, 9696 Braun Road. *(City Council 8)*
19. Z2002108 S Jerry Arredondo, 211, 219 and 225 Moberly and 1418 & 1424 West Summit Avenue. *(City Council 1)*
20. Z2002132 Phillip Calderon, 211 Babcock. *(City Council 7)*
21. Z2002135 Hillstar Investments, Ltd., Ray Ellison Boulevard @ Old Pearsall Road.  
*(City Council 4)*
22. Z2002136 Hillstar Investments, Ltd., Southwest Loop 410 @ State Highway 16 South. *(City Council 4)*
23. Z2002137 Hillstar Investments, Ltd., Southwest Loop 410 east of Somerset Road.  
*(City Council 4)*
24. Z2002138 Rosie T. Phalen, 318 Beverly Drive. *(City Council 7)*
25. Z2002140 Westover Hills Development, Inc., West Military Drive @ Rousseau Street. *(City Council 6)*
26. Z2002141 Mary Lopez, 3200 Block of Southwest Military Drive & 7119 Somerset Road. *(City Council 4)*

## **2:00 Public Hearing**

27. Z2002139 City of San Antonio, SBC Center. *(City Council 2)*
28. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
29. **ADJOURNMENT.**

### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

**FINAL**

# CASE NO: Z2001223-1B

**Date:** August 06, 2002

Continuance from June 4, 2002

**Council District:** 9

**Ferguson Map:** 583 7B

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

**Owner Name:**

City of San Antonio

The University of Incarnate Word

**Zoning Request:** To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit map.

**Property Location:** 4.525 acres of land out of Lots A-32 and A-33, NCB A-49

800 Block of Hildebrand Avenue

Property is located on Hildebrand Avenue and the San Antonio River

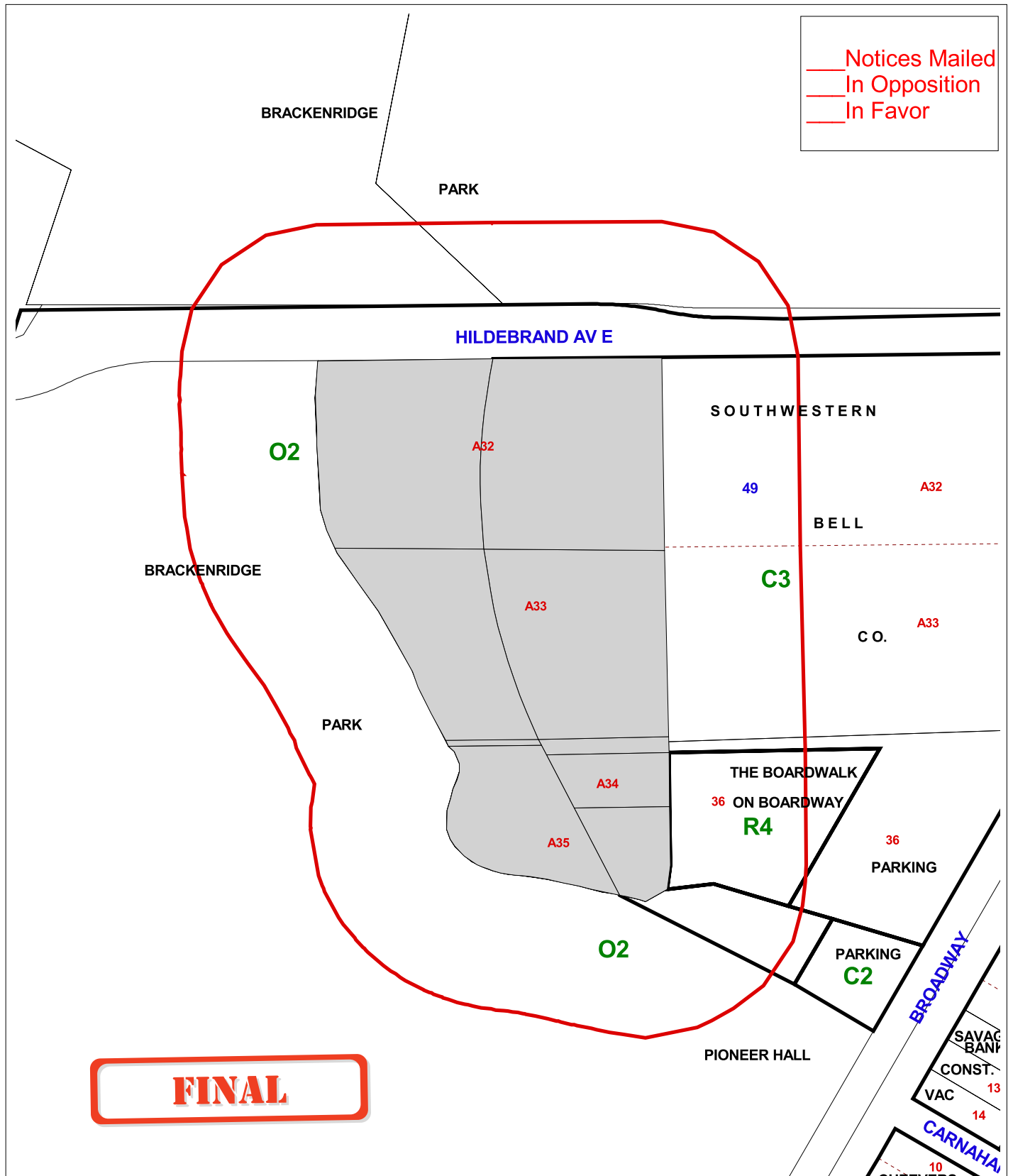
**Proposal:** The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.



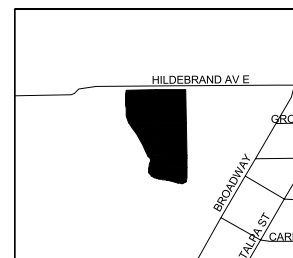
## ZONING CASE: **Z2001-223-1b**

City Council District NO. 9  
 Requested Zoning Change  
 To: "RIO-1"  
 Date: JULY 16, 2002  
 Scale: 1" = 200"

 Subject Property

 200' Notification

C:\RUSH\_MAPS\_1



T- 17



**FINAL**

# CASE NO: Z2001244

**Date:** August 06, 2002

Continuance from November 6, 2001, postponed  
from November 20, 2001

**Council District:** 4

**Ferguson Map:** 681 E2

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

**Owner Name:**

Barrett Construction Co., c/o Denton  
Development Co.

Barrett Construction Co.

**Zoning Request:** From "I-1" Light Industry District to "R-5" Residential Single-Family District.

**Property Location:** 58.38 acres of NCB 11186

Hutchins Place at Marek Street

The south side of the extension of Hutchins Place 470' west of Marek St.

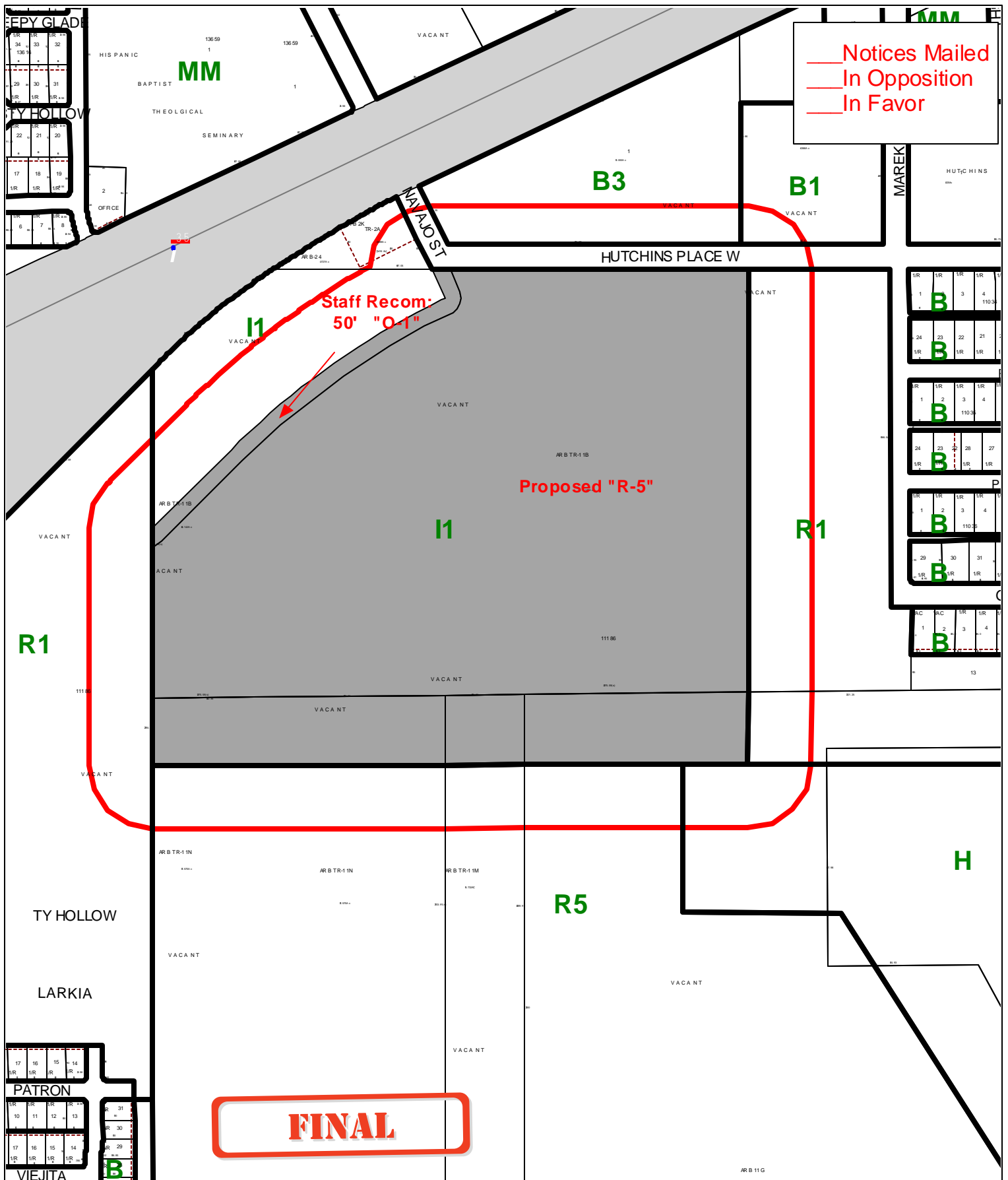
**Proposal:** Single family dwellings

**Neighborhood Association:** Owners Association of Lago Vista, Patton Tareyton Tempo  
Neighborhood Association, South Southwest

**Traffic Impact Statement:** A traffic impact analysis is not required

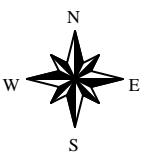
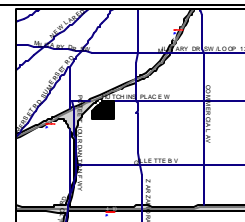
**Staff Recommendation:**

Approval. "R-5" zoning is consistent with the residential development pattern of the area. Vacant land to the east, south and west is zoned residential. "R-5" is a downzoning from "I-1."



## Zoning Case **Z2001-244**

City Council District No.: 4  
 Requested Zoning Change  
 From "I-1" To "R-5"  
 Date: AUG. 6, 2002  
 Scale: 1" = 400'



**FINAL**

# CASE NO: Z2002076 A

**Date:** August 06, 2002

Continuance from May 21 and June 18, 2002

**Council District:** 2

**Ferguson Map:** 619 C 3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

City of San Antonio

**Owner Name:**

Theissen Family LTD Partnership, Rosillo Creek Inc.

**Zoning Request:**

From "I-1" General Industrial District to "C-2" Commercial District Lot 6 save and except the northwest 100 feet, Block 1, NCB 17322 and P-32. NCB 17322. P-34, P-32D, P-32B save and except the northwest 100 feet, NCB 17322. P-33, NCB 17992. P-32A, save and except the northwest 100 feet, NCB 17992. P-32C, P-34, P-34B, P-34C, P-63 save and except the northwest 100 feet, NCB 17993. From "I-1" General Industrial District to "R-6" Residential Single Family District P-38, P-38B and P-36B, NCB 12867

**Property Location:**

IH 10 East Corridor

South on IH 10 East, outside of Loop 410

**Proposal:**

Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and zoned "I-1" and is located south along the IH 10 East corridor, outside of Loop 410, east of Martindale Air Field. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.





**FINAL**

# CASE NO: Z2002076 E

**Date:** August 06, 2002

Continuance from May 21 and June 18, 2002

**Council District:** 2

**Ferguson Map:** 619 C 3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

City of San Antonio

Sunbelt Lufkin Properties

**Zoning Request:** From "I-1" General Industrial District to "C-3" Commercial District.

**Property Location:** P-2 and P-5, NCB 16568

IH 10 East Corridor

SE corner of IH10 East and Loop 1604

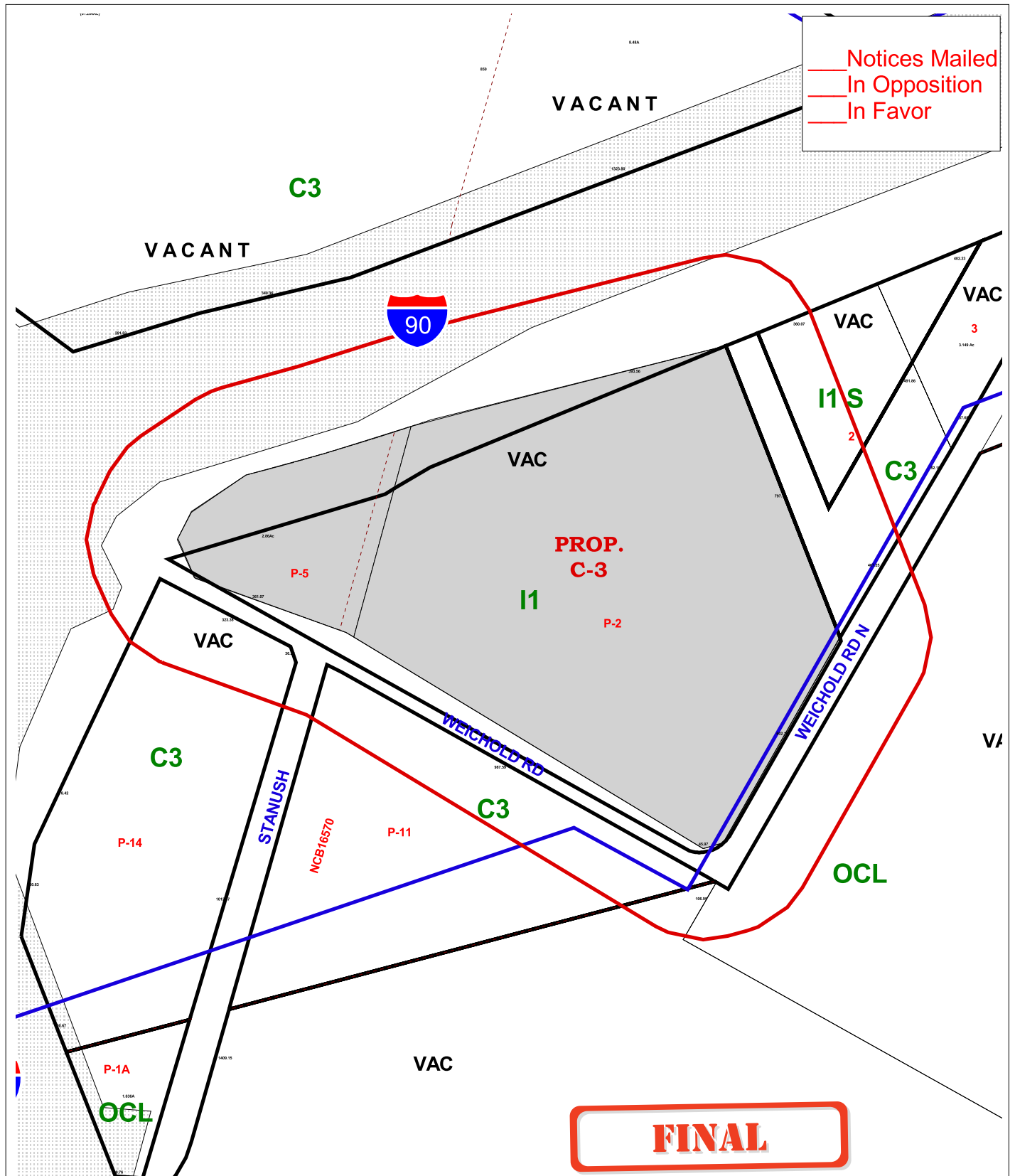
**Proposal:** Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

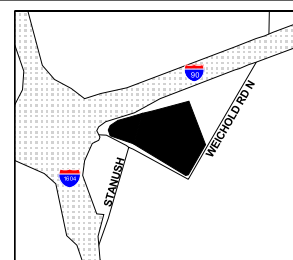
Approval The subject property is currently vacant and zoned "I-1" and is located on the south of IH 10 East corridor east of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Regional Commercial" for this area. "C-3" zoning will provide a downzoning from the "I-1" zoning.



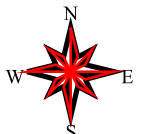
## ZONING CASE: **Z2002-076-E**

City Council District NO. 2  
 Requested Zoning Change  
 From: "I-1" To: "C-3"  
 Date: MAY 21, 2001  
 Scale: 1" = 350"

■ Subject Property  
 ○ 200' Notification  
 — CITY LIMITS LINE



T-3,4



**FINAL**

# CASE NO: Z2002082

**Date:** August 06, 2002

Continuance from May 21, 2002 and June 18, 2002

**Council District:** 2, 10

**Ferguson Map:** 584 A3, B3

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

George Gervin Academy, Barbara Hawkins

George Gervin Academy

**Zoning Request:** From "C-3 R" Commercial Restrictive Alcoholic Sales District to "MF-33" Multi-Family District on Lot 1, Block 2, NCB 16889; From "I-1" General Industrial District to "C-3 R" Commercial Restrictive Alcoholic Sales District on the Southwest Irregular 309.25 feet of Lot 1, Block 3, NCB 16890

**Property Location:** Lot 1, Block 2, NCB 16889 and the SW Irregular 309.25 feet of Lot 1, Block 3, NCB 16890  
6944 & 6918 Sunbelt Dr. S

**Proposal:** Area to be used as a Charter School, dormitories for the Charter School and the development of a 54 unit multi-family complex

**Neighborhood Association:** Wilshire Neighborhood Association

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development and school do not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150. Staff does not support the placement of residential development and a school in an industrial park.



**FINAL**

# CASE NO: Z2002097

**Date:** August 06, 2002

Continued from June 18, 2002 and July 16, 2002

**Council District:** 8

**Ferguson Map:** 546 F4

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Unicor, Inc., Carl Gamboa, President

**Zoning Request:** From "R-6" Residential Single-Family District to "C-3" Commercial District.

**Property Location:** Parcel 7, NCB 15664

NW Loop 1604 and Addersly Dr.

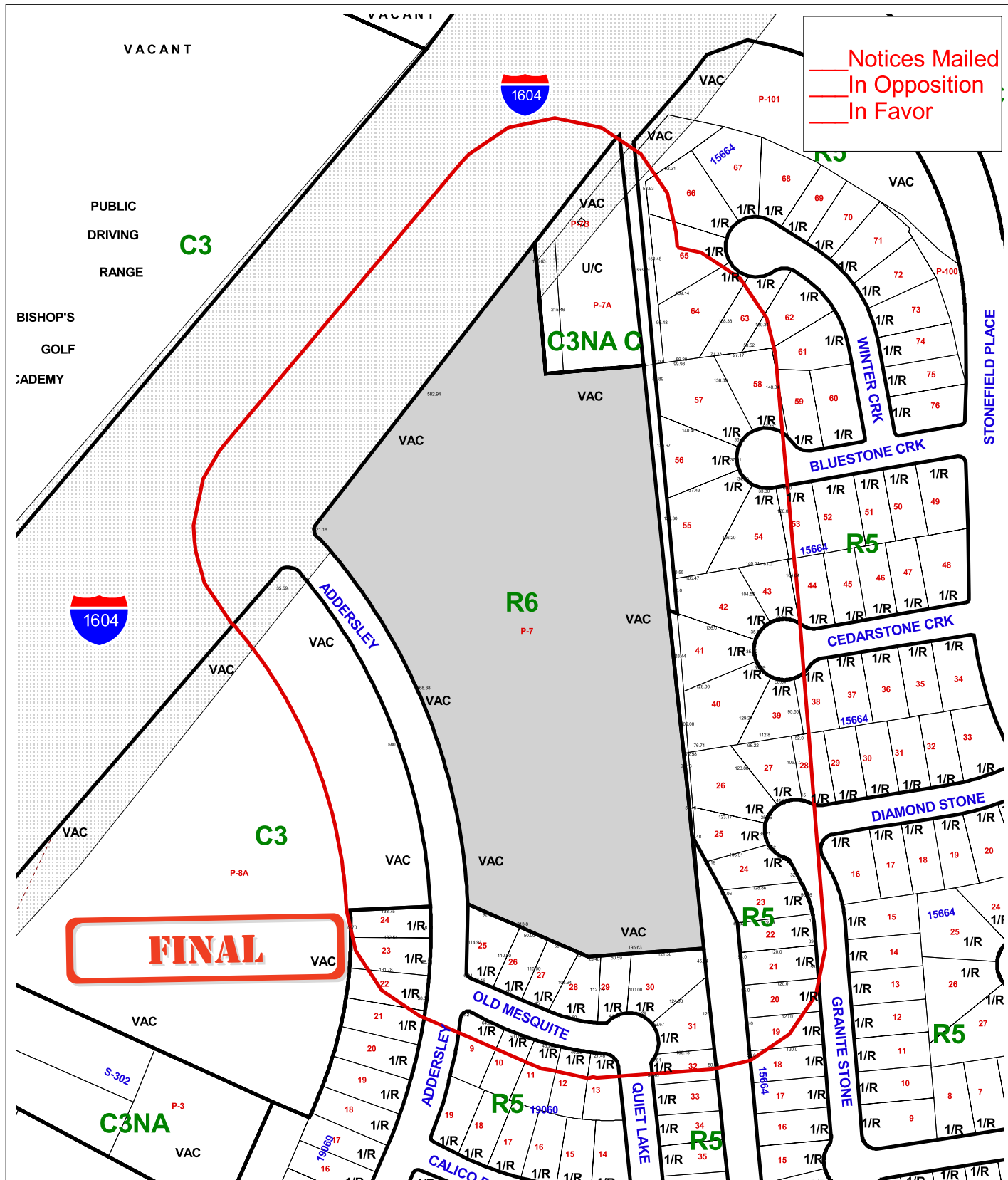
**Proposal:** To Develop the Property as Business/Retail and Automotive Sales

**Neighborhood Association:** Braun's Farm Neighborhood Association

**Traffic Impact Statement:** A Level 1 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Denial. Northwest Community Plan recommends Single Family Residential Land Use at this location (reference Land Use Map, page 3). The requested zoning is encouraged at the intersection of freeways and major thoroughfares. "C-3" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.



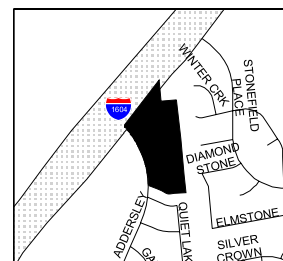
## ZONING CASE: Z2002-097

City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To: "C-3"  
 Date: July 16, 2002  
 Scale: 1" = 250"

 Subject Property

 200' Notification

C:\JUNE\_4\_2002



T-16



**FINAL**

# CASE NO: Z2002099

**Date:** August 06, 2002

Continuance from June 18, 2002

**Council District:** 7

**Ferguson Map:** 547 E7

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

**Owner Name:**

Rockwald Joint Venture I

Rockwald Joint Venture I

**Zoning Request:** From "MF-33" Multi-Family District to "C-3" Commercial District.

**Property Location:** A 15.689 acre tract out of NCB 17975

Bandera Rd.

Northwest corner of Bandera Road and Mainland Road

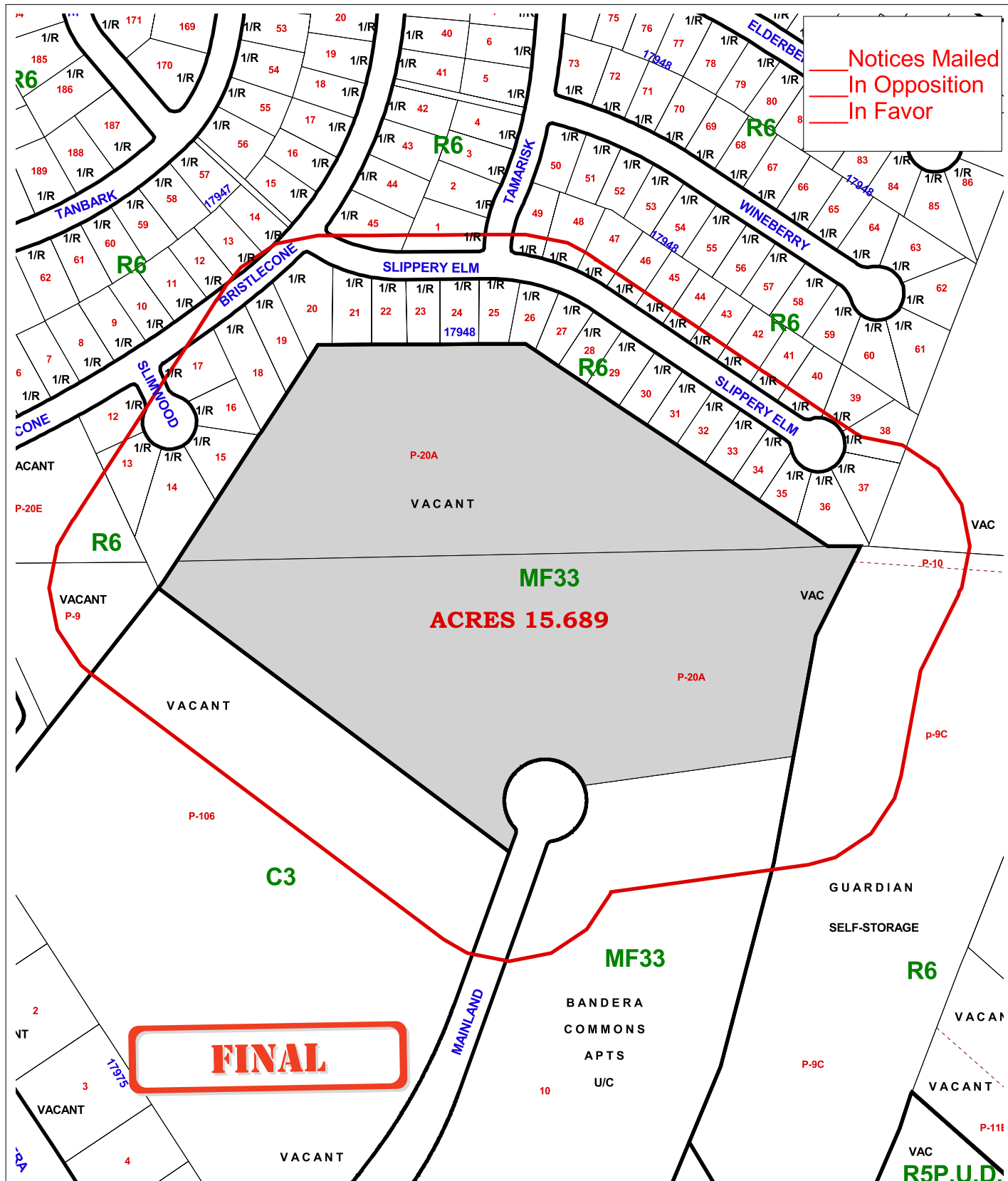
**Proposal:** To develop the property as a Wal-Mart Supercenter Store along with the property to the southwest fronting Bandera Road and currently zoned "C-3"

**Neighborhood Association:** None

**Traffic Impact Statement:** A Level Two Traffic Impact Analysis has been provided.

**Staff Recommendation:**

Denial as requested and Approval of "C-2 C" Commercial District with Conditional approval of a Department store with Automobile Service. The subject property is adjacent to and will be used with the land to the southwest (presently zoned "C-3") for a Wal-Mart Super Store. The existing single-family development to the north of the site backs to the proposed development. For this site to be utilized as previously described, the following conditions must be met:(a.) A 30 foot set-back will be maintained adjacent to all residential and multi-family areas. (b.) A 15 foot type "C" buffer located within the 30 foot set-back will be provided adjacent to all residential and multi-family areas.(c.) A 6 foot solid screen fence will be provided adjacent to all residential and multi-family areas.(d.) Lighting facilities shall be so arranged that they will not unreasonably disturb occupants of adjacent residential and multi-family property.(e.) The hours of operation of the loading docks shall not exceed 7:00a.m. to 7:00p.m..



## ZONING CASE: **Z2002-099**

City Council District NO. 7  
 Requested Zoning Change  
 From: "MF-33" To: "C-3"  
 Date: June 18, 2002  
 Scale: 1" = 250"

 Subject Property

 200' Notification

C:\june\_4\_2002



T- 16





**FINAL**

# CASE NO: Z2002108 S

**Date:** August 06, 2002

Continuance from June 18 and July 16, 2002

**Council District:** 1

**Ferguson Map:** 582 B-8

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Dean Foods/Southern Foods Group L.P. (aka Oak Farms)- Hugo Andrade

**Zoning Request:** From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

**Property Location:** Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243  
211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue  
Between Fredericksburg Road and IH-10, north side of Moberly

**Proposal:** For the expansion of the adjacent dairy & ice cream plant

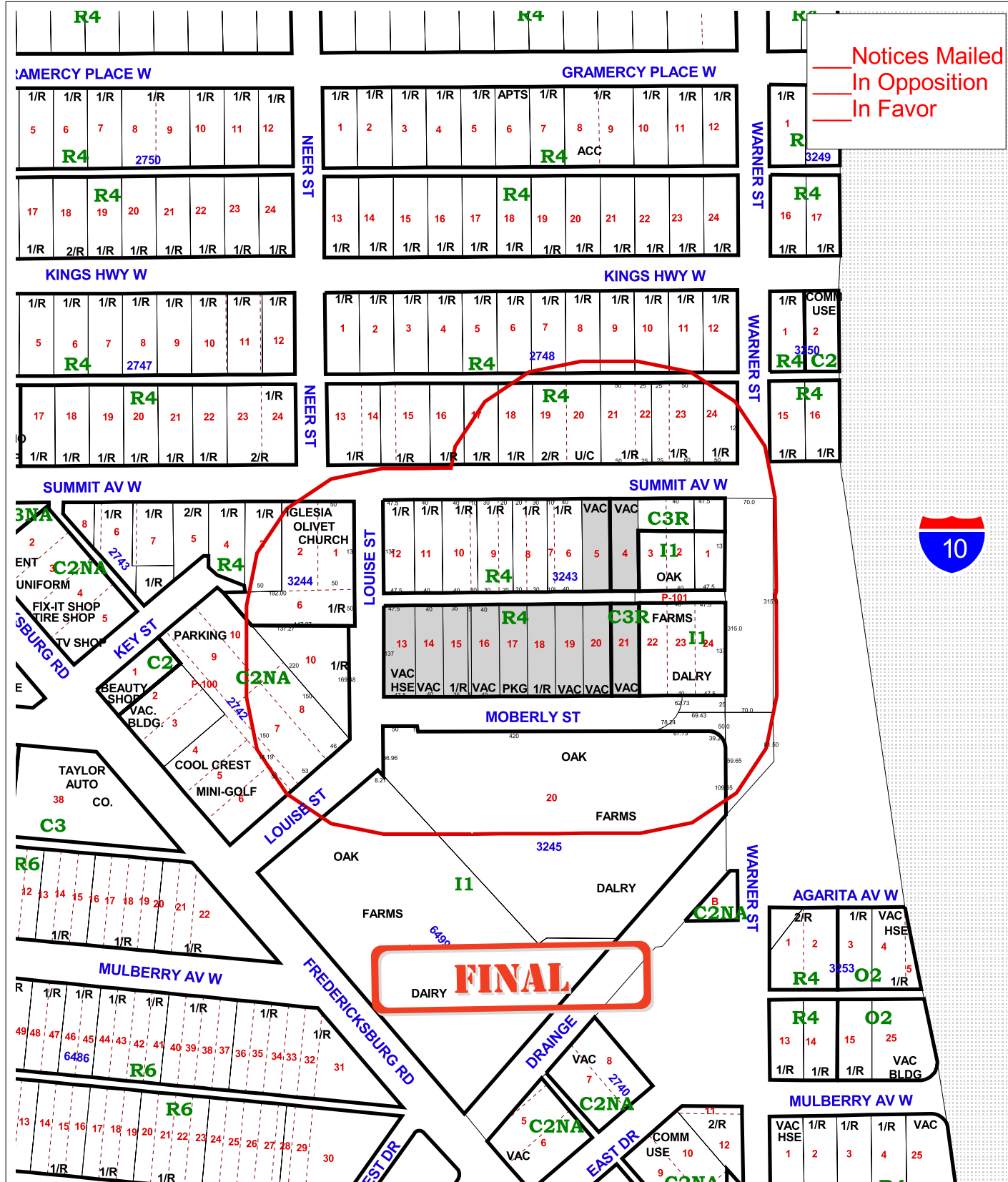
**Neighborhood Association:** Los Angeles Heights Neighborhood Association; Near Northwest Community Plan

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval, contingent on City Council approval of an amendment to the proposed land use on the subject property by the Near Northwest Community Plan, for which Planning Commission has recommended "Light Industrial". Approval of this zoning request is appropriate with the following conditions:

1. A 33 foot landscaped buffer shall be maintained along the rear property line that is parallel to Moberly Street. In addition to and as a part of meeting the landscaping requirements for a type "D" buffer, the 33 foot landscaped buffer should consist of canopy type evergreen trees spaced every 25 feet along the baffle wall. The trees shall be a minimum of ten (10) feet in height when planted and should reach a minimum of twenty-five (25) feet in height upon maturity.
2. A 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the southernmost extent of the buffer. The baffle wall shall be designed to reflect noise back into the Oak Farms property.
3. Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.
4. Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.



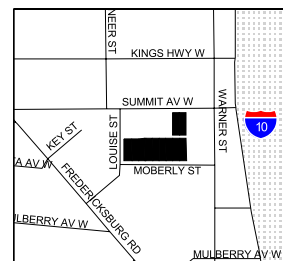
## ZONING CASE: Z2002-108

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-4,C-3R" To: "I-1 S"  
 Date: August 6, 2002  
 Scale: 1" = 200"

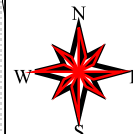
Subject Property

200' Notification

C:\JUNE 18, 2002\_1



T-20



**FINAL**

# CASE NO: Z2002127

**Date:** August 06, 2002

Continuance from July 16, 2002

**Council District:** 6

**Ferguson Map:** 614 D1

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Jimmie Leal

**Owner Name:**

Jimmie Leal

**Zoning Request:** From "C-3 NA" Commercial Non-Alcoholic Sales District to "C-3 R" Commercial Restricted Alcohol Sales District.

**Property Location:** Lot 19, Block 1, NCB 13598

4421 Culebra

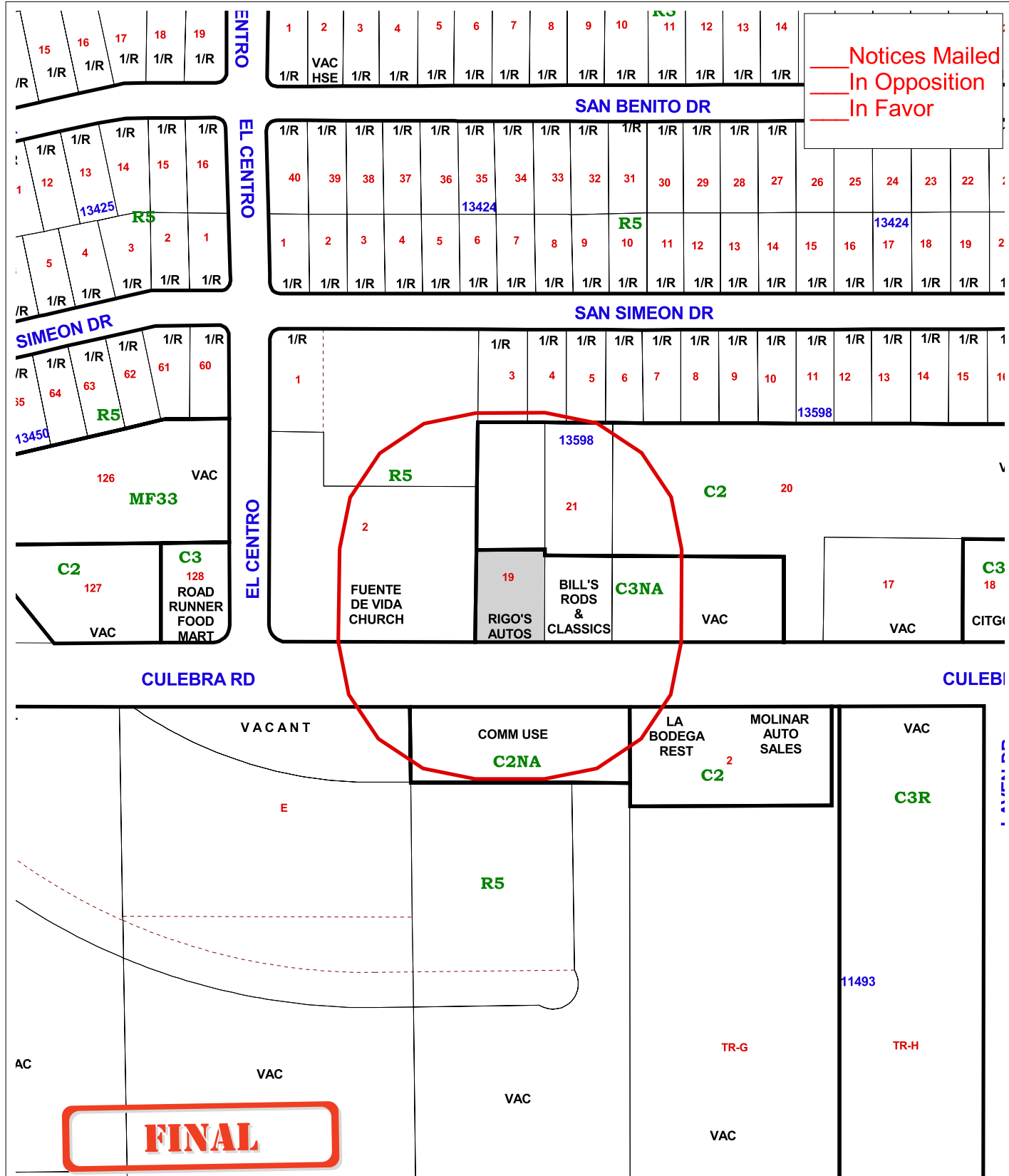
**Proposal:** To allow the operation of a package store

**Neighborhood Association:** Culebra Park Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The Subject Property is currently zoned "C-3 NA". The subject property has commercial zoning located to the north, east and south. A residential single family neighborhood is located north of the property.



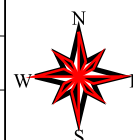
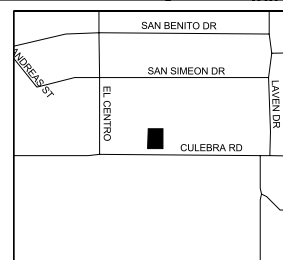
## ZONING CASE: Z2002-127

City Council District NO. 6  
 Requested Zoning Change  
 From: "C-3 NA" To: "C-3R"  
 Date: AUG. 6, 2002  
 Scale: 1" = 200"

**Subject Property**

**200' Notification**

c:\jul\_16\_2002\_3



**FINAL**

# CASE NO: Z2002129 C

**Date:** August 06, 2002

Continuance from July 16, 2002

**Council District:** 8

**Ferguson Map:** 546 F 5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Brent Wall

**Owner Name:**

Frank Chervinskis

**Zoning Request:** From "R-6" Residential Single Family District to "R-6 C" Residential Single Family District with a Conditional Use for a Dentist Office.

**Property Location:** P-4D, NCB 18163

9696 Braun Rd.

**Proposal:** To convert an existing home into a dental office

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The Northwest Neighborhood Plan designates this area as Residential Single Family. A vacant house exists on the subject property and it is surrounded by "R-6" zoning, furthermore the "R-6 C" zoning for a dentist office will not adversely affect the area. Staff recommends the following conditions: Lighting shall be directional so as not to offend the nearby residences. Parking shall be in the rear of the property. A screened fence shall be built along the south, west and east property line.

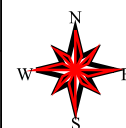


City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "O-1"  
Date: AUG. 6, 2002  
Scale: 1" = 250"

 200' Notification

A map showing the intersection of Braun Rd and Angel Point. The subject property is a black-shaded lot located south of Braun Rd and west of Autumn Driv. Other nearby streets include Single Spur, Horseshoe Pass, Autumn Branches, Autumn Driv, Autumn Swaise, and Main Spur. A large building is shown on the east side of Braun Rd, near the intersection with Autumn Driv.

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F-5  
p.546



**FINAL**

# CASE NO: Z2002132

**Date:** August 06, 2002

**Council District:** 7

**Ferguson Map:** 581 E6

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Phillip & Nancy Calderon

**Owner Name:**

Larry B Casas

**Zoning Request:** From "R-4" Residential Single-Family District to "O-1" Office District.

**Property Location:** Lot 1 and the south 1 ft. of lot 2, NCB 8572

211 Babcock

Northeast corner of Babcock Rd. and Laddie Place

**Proposal:** to allow an insurance office

**Neighborhood Association:** Maverick Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The Near Northwest Community Plan recommends Urban Low-density Residential Development at this location. This property is part of a residential subdivision. Approval of the requested zoning will encourage encroachment of commercial development in the subdivision.





**FINAL**

# CASE NO: Z2002133 S

**Date:** August 06, 2002

**Council District:** 9

**Ferguson Map:** 482 E5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Rita Brown

**Owner Name:**

Rita Brown

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization to allow a gymnasium.

**Property Location:** Lot 2 & 3, Block 8, NCB 19217  
21756/21750 Hardy Oak Blvd.

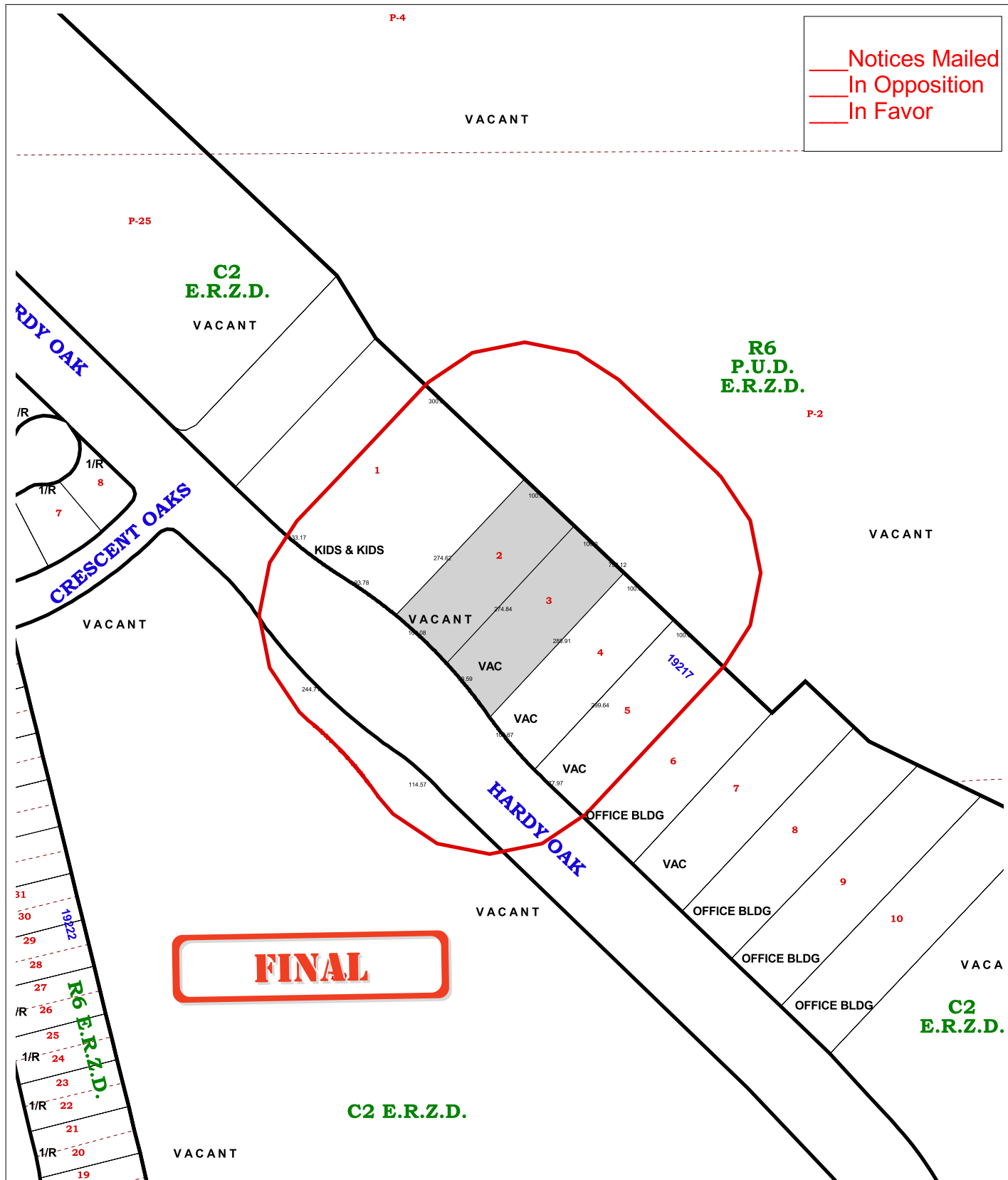
**Proposal:** Develop an office and a gymnasium

**Neighborhood Association:** Stone Oak Property Owners Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and zoned "C-2 ERZD". The subject property has existing "C-2 ERZD" zoning and uses to the west, east and south. The proposed zoning of "C-2 S ERZD" for a gymnasium is compatible at this location and will not adversely affect the area.

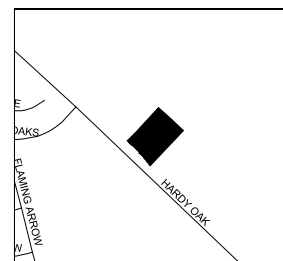


## ZONING CASE: **Z2002-133**

City Council District NO. 9  
 Requested Zoning Change  
 From: "C-2" To: "C-2 S"  
 Date: AUG. 6, 2002  
 Scale: 1" = 200"



c:\AUG. 6, 2002



T- 15  
 E-5  
 p.482



**FINAL**

# CASE NO: Z2002135

**Date:** August 06, 2002

**Council District:** 4

**Ferguson Map:** 648-C7

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

Hillstar Investments, Ltd.

**Owner Name:**

Frances Willey

**Zoning Request:** From "NP-8" Neighborhood Preservation District and "C-2" Commercial District to "R-6" Residential Single-Family District.

**Property Location:** Lot P-37F, NCB 15269

Ray Ellison Blvd. @ Old Pearsall Rd.

**Proposal:** To allow single family residential development

**Neighborhood Association:** People Acting in Community Effort NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. In 2000, the subject property was included in the Valley Forest Neighborhood large area rezoning case (Z20245). The purpose of the rezoning was to preserve the existing large lot character of area. The above subject property was rezoned from R-1 (R-6), B-3 (C-3) to NP-8 and C-2.



**FINAL**

# CASE NO: Z2002136

**Date:** August 06, 2002

**Council District:** 4

**Ferguson Map:** 684-C4

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

Hillstar Investments, Ltd.

**Owner Name:**

Hillstar Investments, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

**Property Location:** Lot P-11A, NCB 15069  
SW Loop 410 @ State Hwy 16 S

**Proposal:** To permit a minimum lot size of 5,000 sq. ft.

**Neighborhood Association:** South Southwest

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant, zoned "R-6" and surrounded by Loop 410 to the north and "MH" zoning to the south.

The request of "R-5" on the 42.00 acres is appropriate at this location, furthermore residential zoning and uses are compatible with the area.



**FINAL**

**CASE NO: Z2002137**

**Date:** August 06, 2002

**Council District:** 4

**Ferguson Map:** 684-C4

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

Hillstar Investments, Ltd.

**Owner Name:**

Hillstar Investments, LTD

**Zoning Request:** From "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single-Family District.

**Property Location:** Lot NW Irr 500' of P-40, NCB 14568

SW Loop 410 east of Somerset Rd.

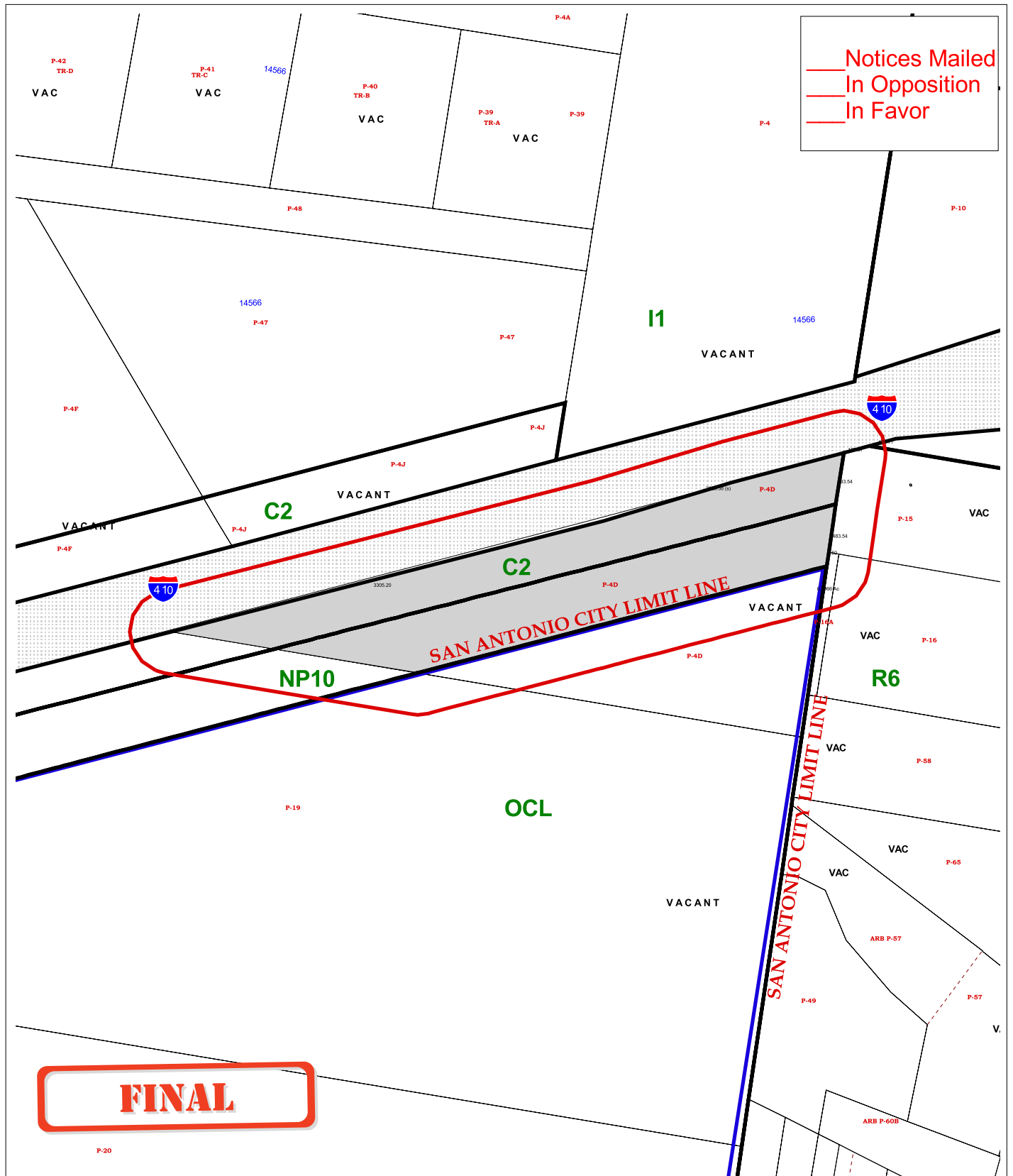
**Proposal:** To permit single family residential development with a minimum lot size of 5,000 sq. ft.

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

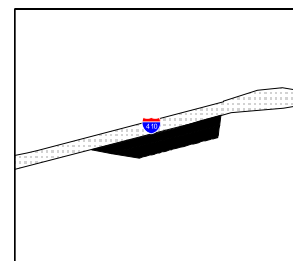
Denial. The proposal is not compatible or consistent with development in the area. Limited access and transportation patterns to the subject property does not encourage development.



## ZONING CASE: Z2001-137

City Council District NO. 4  
 Requested Zoning Change  
 From: "C-2, NP-10" To: "R-5"  
 Date: AUG. 6, 2002  
 Scale: 1" = 600"

C:\AUG\_6\_2002\_1



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 A-4  
 p.681





**FINAL**

# CASE NO: Z2002138

**Date:** August 06, 2002

**Council District:** 7

**Ferguson Map:** 581 E8

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Rosie T. Phalen

**Owner Name:**

Rosie T Phalen

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 S" Residential Single Family District with Specific Use Authorization for a group day-care home (7-12 children).

**Property Location:** Lot 9, NCB 9180

318 Beverly Dr.

Southside of Beverly Dr. between Manor and Morning Glory.

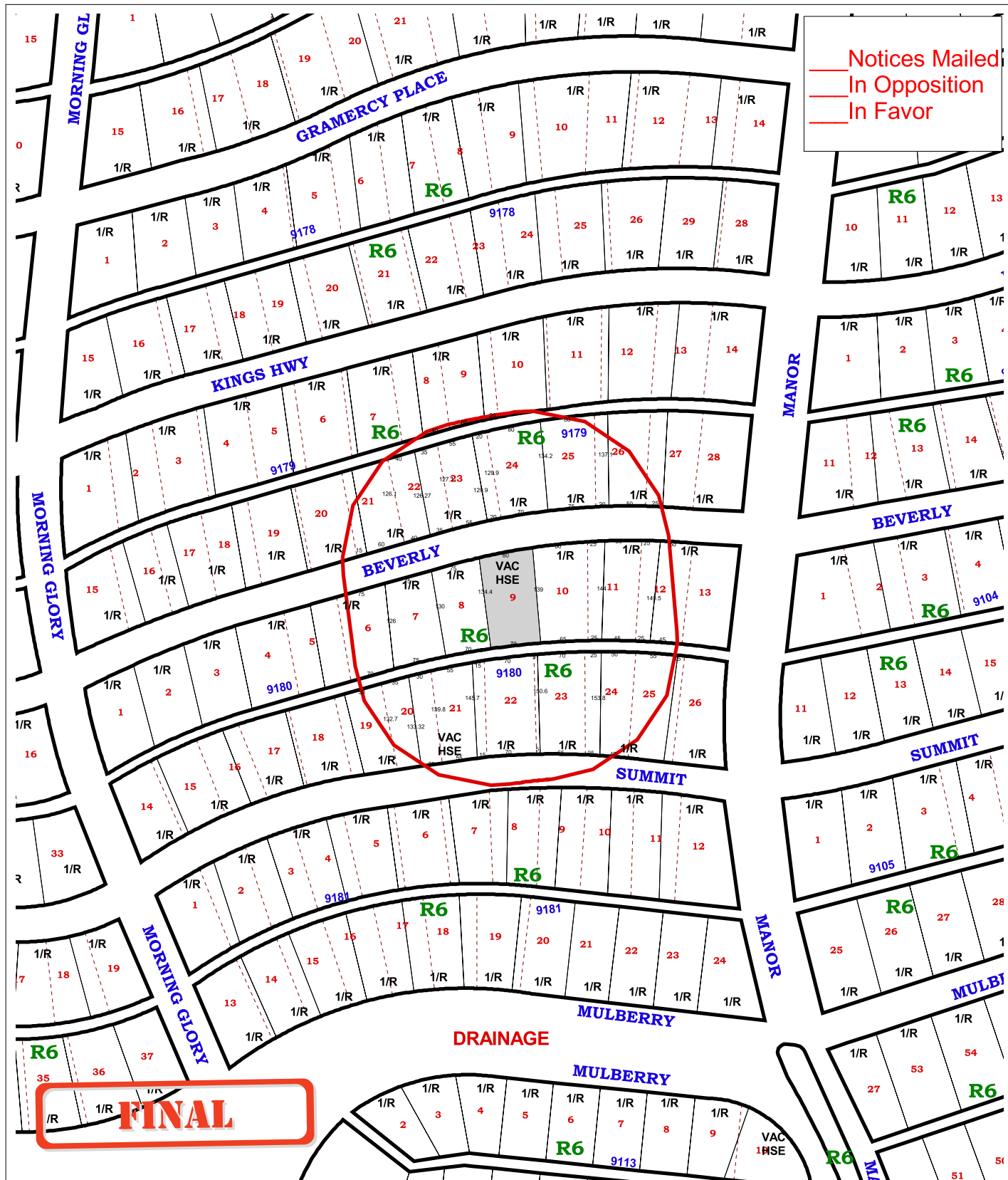
**Proposal:** To permit a group day-care home

**Neighborhood Association:** Woodlawn Lake Community Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The Near Northwest Community Plan recommends Urban Low-density Residential Development at this location. The request will make this site available for commercial use (a child care facility that provides care for 7 to 12 children under 14 years of age for less than 24 hours per day). The subject property is located in a single-family residential area.



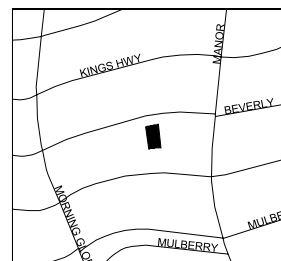
## ZONING CASE: Z2002-138

City Council District NO. 9  
 Requested Zoning Change  
 From: "R-6" To: "R-6 SUP"  
 Date: AUG. 6, 2002  
 Scale: 1" = 200"

Subject Property

200' Notification

c:\AUG\_6\_2002



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 D-8  
 p.581



**FINAL**

# CASE NO: Z2002139

**Date:** August 06, 2002

**Council District:** 2

**Ferguson Map:** 617 F4

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** To designate those properties within one mile of the SBC Center to "EP-1" Facility Parking/Traffic Control District, as per exhibit map

**Property Location:**

Properties within approximately one mile of the SBC Center

**Proposal:** To require commercial parking lots to obtain a permit

**Neighborhood Association:** Government Hill Alliance, Harvard Place Eastlawn, People Against Corruption, Coliseum Oaks, Coliseum Willow Park. Within 200' of Wheatley Heights

**Traffic Impact Statement:** A traffic impact analysis is not required.

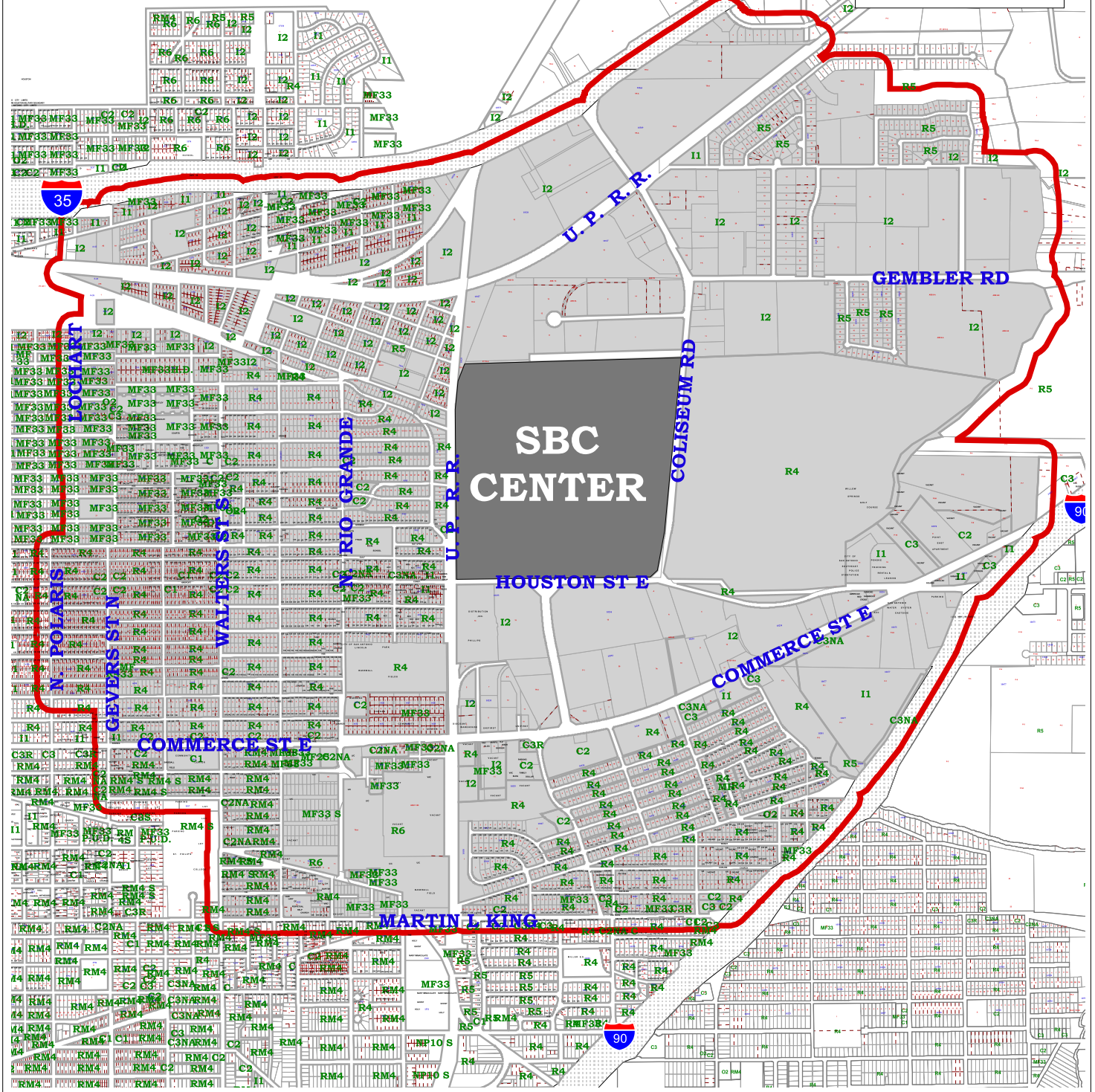
**Staff Recommendation:**

Approval. The requirement that commercial parking lots be licensed will prevent problems associated with traffic and parking from intruding into commercial and residential areas surrounding the SBC Center.

**FINAL**

**FT. SAM HOUSTON**

Notices Mailed  
In Opposition  
In Favor



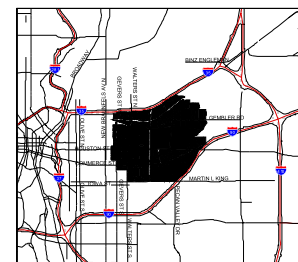
## ZONING CASE: Z2002-139

City Council District NO. 2  
Requested Zoning Change  
To Designate "EP-1" Overlay Zone  
Date: AUG. 6, 2002  
Scale: 1" = 2000"

Subject Property

200' Notification

c:\aug\_6\_2002\_1



T-15  
D-4  
p.617



**FINAL**

# CASE NO: Z2002140

**Date:** August 06, 2002

**Council District:** 6

**Ferguson Map:** 612 D2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Westover Hills Development, Inc.

**Owner Name:**

Robert Geringer

**Zoning Request:** From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District.

**Property Location:** P-9E, NCB 34400

W Military Dr. @ Rousseau St.

**Proposal:** Develop single family residential

**Neighborhood Association:** Oak Creek NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is a large vacant tract of land with existing "R-6" zoning and uses to the west, east and south. The request of "R-4 PUD" is appropriate at this location and is consistent and compatible with the surrounding area. However, the proposed development must meet the PUD requirements and require approval by the Planning Commission.





**FINAL**

# CASE NO: Z2002141

**Date:** August 06, 2002

**Council District:** 4

**Ferguson Map:** 649 D7

**Case Manager :** Christie Rustad 207-8389

**Applicant Name:**

Mary C. Lopez c/o Domingo Villafranca

**Owner Name:**

Mary C. Lopez c/o Domingo Villafranca

**Zoning Request:** From "C-2" Commercial District to "C-3" Commercial District.

**Property Location:** Lot 142, Block 1, NCB 11252

3200 Block of Southwest Military Drive & 7119 Somerset Road

Southwest corner of Southwest Military & Somerset Road

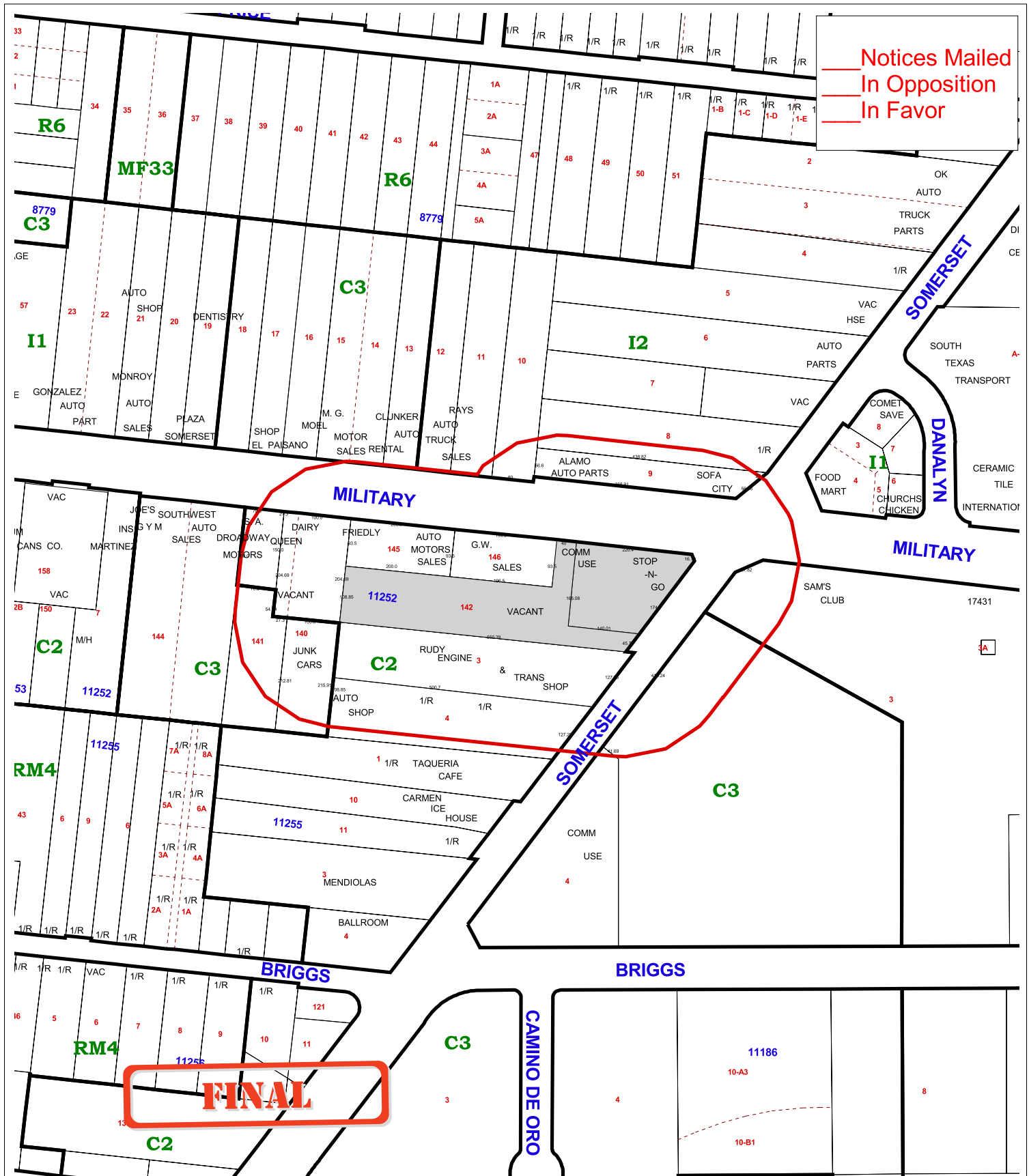
**Proposal:** To develop property as a used automobile sales lot

**Neighborhood Association:** Near Qunitana Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. In 1999, the subject property was included in the Palo Alto large area rezoning case (Z99189). The purpose of the Palo Alto rezoning initiative was to reduce the visual chaos and create a more attractive corridor to enhance or complement the area by phasing out used automobile sales, automobile repair, bars, etc. along SW Military. The intention of the rezoning was to attract more neighborhood oriented businesses. The above subject property was downzoned from B-3 (C-3) to B-2 (C-2). Six used automobile sales lots currently exist within the immediate vicinity of the subject property.





**FINAL**

# CASE NO: Z2002142 S

**Date:** August 06, 2002

Withdrawn

**Council District:** 4

**Ferguson Map:** 612 F7

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

Diana Roberts

**Owner Name:**

Diana Roberts

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 S" Residential Single-Family District with a Specific Use Authorization for a group day care (7-12 children).

**Property Location:** Lot 15, Block 76, NCB 18159

1923 S Ellison Drive

West Side of South Ellison Drive

**Proposal:** to permit a group day care (7-12 children)

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The surrounding area is solely residential in character. Introduction of commercial uses in a residential area is not appropriate. The single-family residence would not properly accommodate for employee parking or pick up/drop off of children. The property owner is permitted to care for up to 6 children as of right in "R-6" Residential Single Family District.



**FINAL**

# CASE NO: Z2002143

**Date:** August 06, 2002

**Council District:** 8

**Ferguson Map:** 513 E7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Andres Rosas

**Owner Name:**

Andres Rosas

**Zoning Request:** From "R-6 ERZD PUD" Residential Single Family Edwards Recharge Zone Planned Unit Development District to "MF-25 ERZD" Multi Family Edwards Recharge Zone District.

**Property Location:** P-127 T, NCB 14865  
7280 UTSA Blvd. @ Babcock Rd.

**Proposal:** Develop property as a condominium complex

**Neighborhood Association:** College Park NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is a large vacant tract of land located on the southwest corner of UTSA Blvd and Babcock Road. The subject property has existing "R-6 ERZD" zoning to the north, east and west and "C-3 ERZD" zoning to the south. The requested zoning is compatible with the surrounding area.

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

